PT TRACTS A,B,C & PT ABND R/W
RES #96-186 OR 1700/1211 BEING
PARCEL 3.1 OF EXHIBIT "A"

OAI GOLF LLC
4001 MAPLE AVENUE STE 600
DALLAS, TX 75219

**2025**

**20-2N-28-0000-0001-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |

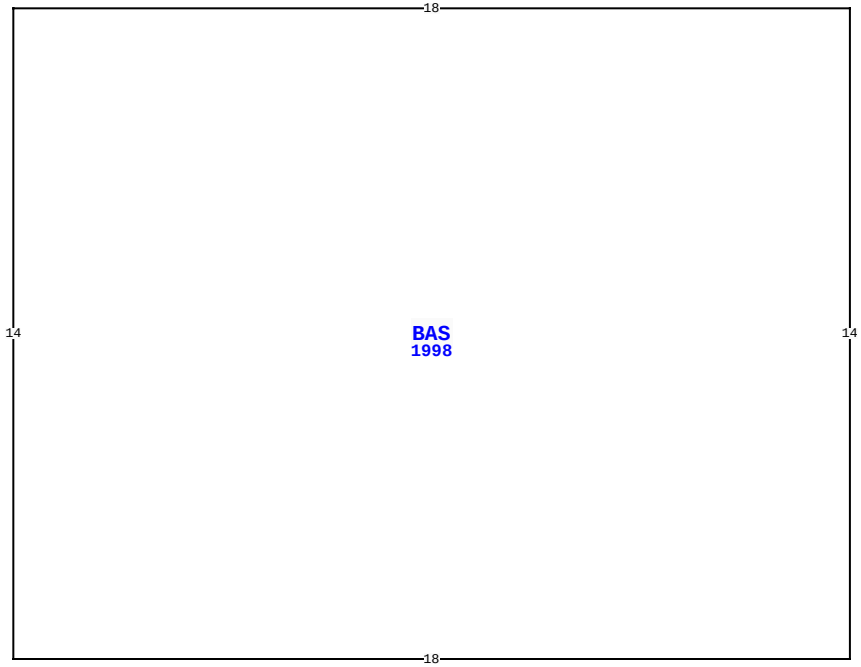
| | | | |
|---|---|---|---|
| DOR CODE | 3800 | GOLF COURSES | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3039.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 252 | 100 | 1998 | 252 | 3,659 |
| TOTALS | 252 | | | 252 | 3,659 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4898 | 04 | 252 | 48.1950 | 15.78 | 3,977 | 1998 | 1998 | 0 | 0 | 0 | 8.00 | 92.00 |

3 PREFAB UTL – 0% - 2023 Heated Area: 252 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2025 DC |
| INC DATE | | AG DATE | |

A1A & BURNEY RD, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 7,897 |
| TOTAL MARKET OB/XF VALUE | 320,000 |
| TOTAL LAND VALUE - MARKET | 220,800 |
| TOTAL MARKET VALUE | 548,697 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 548,697 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 548,697 |
| TOTAL JUST VALUE | 548,697 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 504,624 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2527/1752 | 1/05/2022 | WD | U | I | 11 | 100 |
| GRANTOR: OMNI AMELIA ISLAND LL | | | | | | |
| GRANTEE: OAI GOLF LLC | | | | | | |
| 1700/1211 | 9/17/2010 | WD | U | I | 11 | 100 |
| GRANTOR: AMELIA ISLAND COMPANY | | | | | | |
| GRANTEE: OMNI AMELIA ISLAND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W18 S14 E18 N14 $ .

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2503 | GOLF CRS 3 | 0 | 0 | 0 | 0 | 5.00 | UT | 80,000.00 | 80,000.00 | 100 | 1999 | 1999 | 3 | 80 | 320,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 320,000

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 003800 | C | GOLF CRS | 0 | | PUD | 0.00 | 0.00 | 44.16 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 220,800 | | | | | | | |

REVIEW DATE 01/12/2024 BY KBA Total Acres: 44.16 Total Land Value: 220,800 Market: 0 Agricultural: 0 Common: 220,800 PRINTED 07/30/2025 BY SYS

PT TRACTS A,B,C & PT ABND R/W
RES #96-186 OR 1700/1211 BEING
PARCEL 3.1 OF EXHIBIT "A"

OAI GOLF LLC
4001 MAPLE AVENUE STE 600
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**2025**

**20-2N-28-0000-0001-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

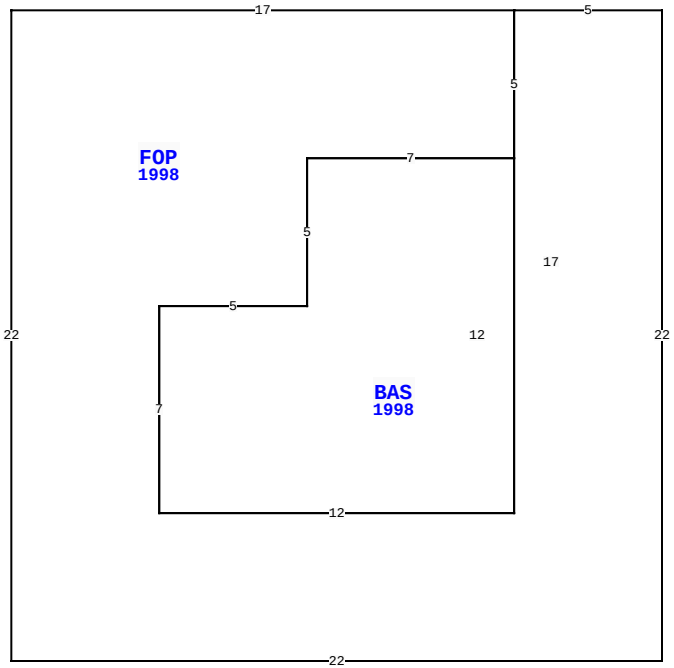
| | | | |
|---|---|---|---|
| DOR CODE | 3800 | GOLF COURSES | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3039.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 119 | 100 | 1998 | 119 | 2,202 |
| FOP | 365 | 30 | 1998 | 110 | 2,036 |
| TOTALS | 484 | | | 229 | 4,238 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4898 | 04 | 229 | 61.4250 | 20.12 | 4,607 | 1998 | 1998 | 0 | 0 | 0 | 8.00 | 92.00 |

4 PREFAB UTL – 0% - 2023 Heated Area: 119 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2025 DC |
| INC DATE | | AG DATE | |

A1A & BURNEY RD, FERNANDINA BEACH

## VALUATION SUMMARY

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| TOTAL JUST VALUE | 548,697 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 504,624 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2527/1752 | 1/05/2022 | WD | U | I | 11 | 100 |
| GRANTOR: OMNI AMELIA ISLAND LL | | | | | | |
| GRANTEE: OAI GOLF LLC | | | | | | |
| 1700/1211 | 9/17/2010 | WD | U | I | 11 | 100 |
| GRANTOR: AMELIA ISLAND COMPANY | | | | | | |
| GRANTEE: OMNI AMELIA ISLAND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W7 S5 W5 S7 E12 N12 $ FOP=[YR=1998] N5 W17 S22 E22 N22 W5 S17 W12 N7 E5 N5 E7 $ .

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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